COTS

278 Main Street

BURLINGTON, VT 05401

COA Level II Zoning Application

APPLICANTS:

COMMITTEE ON TEMPORARY SHELTER & EVERNORTH

October 15, 2021

Duncan Wisniewski ARCHITECTURE

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COTS 278 MAIN STREET

Prepared for: The City of Burlington Department of Permitting & Inspections
Prepared by: Duncan Wisniewski Architecture

October 15, 2021

The Committee On Temporary Shelter (COTS), in partnership with Evernorth (EN), is pleased to present this Certificate of Appropriateness Level II Zoning Application for an addition to and very minimal renovations of its existing Family Shelter (zoned as Community House), to the City of Burlington Department of Permitting and Inspections for review under the Comprehensive Development Ordinance.

The proposal includes very minimal changes to the existing building (primarily at the point of intersection between new and old) and a new addition that totals approximately 14,200 SF (four floors plus basement). This addition includes 16 units of affordable housing, all of which will comply with the City's inclusionary zoning requirements based upon income. Compliance with the basic inclusionary zoning requirements (15% of total units) allows for increased density (40 units to 46 units/acre), increased height (35' to 45'), and increased lot coverage (80% to 92%). The zoning summary included in this packet explores these bonuses in detail.

As required prior to submission of this zoning application, we presented the proposed project to the combined Wards 1 and 8 Neighborhood Planning Assembly on September 8, 2021; therefore, please schedule this proposal for the earliest possible Conservation, Design Advisory and Design Review Board meetings.

Sincerely,

Bob Duncan

enc: filed via electronic submission

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ZONING PERMIT APPLICATION FEES

COA Level II APPLICATION FEE: ECC $3,990,000.

- $15 + $140 Filing Fee
- $2.20/$1,000 ECC or $.10/SF, whichever is greater = $3,990 X 2.20 = $8778 + $155=$8933.

MAJOR IMPACT FEE: ECC $3,990,000.

- $250 + $1.21/$1,000 ECC = $3,990 X 1.21 = $4827.90 + $250 = $5077.90

TOTAL DUE w/application: $8933 + $5077.90 = **$14,010.90**.

COA Level II Development Review Fee: (due prior to release of DRB approval)

- $4.5/$1,000 ECC = $17,955 or $0.25/sq. ft. = $6250. Use $17,955.

TOTAL DUE prior to release of permit: **$17,955**.

Duncan Wisniewski ARCHITECTURE

COTS 278 MAIN STREET

October 15, 2021

PROJECT OVERVIEW

The site is located on Main Street in Burlington, across from Edmunds Elementary and Middle Schools, and currently includes an existing Community House that serves homeless families. The existing building was remodeled for the YWCA in 1991, an again remodeled in about 2003 for its current use. The property is zoned Residential High Density (RH), and with a lot size of 18,015 SF (.414 acres), increased density of 46 units/acre due to inclusionary zoning requirement, and is thus allowed to have a total of 19 units. Existing Community House is classified as one unit, thus allowing for a maximum of 18 units of new construction, 16 are proposed. Please refer to attached Zoning Summary for more details.

DESIGN OVERVIEW

The 25% rear yard setback requirement limits expansion of the building in a northerly direction. Because the existing building is not served by an elevator, and since the new construction will have an elevator, the addition has been sited such that its entrance is easily served by the elevator, and the elevator can also serve the existing Community House, thus allowing for accessibility to the existing second floor, a feature not previously available. It is important programmatically to separate residents in the new apartments from residents in the Community House (primarily to offer apartment residents a clear break between shelter housing and permanent housing); consequently, the main entrance to the new addition is centrally located on the lot. While pedestrians approaching the main entrance will share driveway circulation with vehicles accessing the two parking areas, we are paving a portion of this access with a concrete walkway, and creating a defined concrete “plaza” space at the main entrance, in each case to establish the importance of pedestrian circulation and to downplay vehicular circulation. This walkway falls within the side yard setback as allowed under Section 5.2.5 (b)2 (“walkways”).

The new addition will be four stories in height as allowed by the bonus height granted under inclusionary zoning. The addition connects to an earlier addition to the original building’s ell, and we propose to remove the gable roof of the addition, thus more aptly connecting the new addition at its third floor terrace connection. The new addition is composed of a variety of unit sizes and types, and its first and second floors match the existing building to facilitate elevator access to the existing floors. Since the first floor is approximately 5’ above grade, the basement of the addition allows windows of sufficient size to serve three small units on that floor. The second floor accommodates a common room for building residents, that can be used for social events, birthday parties, etc. Above that space on the third floor is an open terrace, which allows for additional exterior space for residents.

Although onsite parking is not required because all units will be permanently affordable, parking is provided on site in two locations. COTS recognizes that there are basic needs for Community House staff parking as well as limited parking needs for both Community House and apartment residents; accordingly, we have provided a total of nine (9) spaces.

Trash storage will be located in an enclosed structure, as will all long-term bicycle storage, as indicated on the Site Plan. The addition features a stair porch connection to the first floor, part of which falls within the rear yard setback, allowed as per Section 5.2.5 (b)2 (“steps to first floor entries”).

Proposed lot coverage falls well below the 92% that is allowed.

255 South Champlain Street
Burlington, VT 05401
802.864.6693

CONTEXT

The neighborhood context varies in both use and building type/size. Consolidated Communications has its main building directly to the west, and is a totally interior focused building with brick exterior. To the east is a condominium complex of three stories in height. Directly to the north is a mixed use two story building comprised of office space and apartments. Materials range from the brick exterior of the Consolidated Communications building, to wood siding of the condominium complex, to a mixture of brick, wood, stucco and metal siding of the building to the north.

SITE DESIGN

The new construction connects to the existing building at its north end, and the addition steps on its north side to maintain the 25% rear yard setback. As mentioned earlier, site constraints necessitate the addition's main entrance to be in the center of the site. Given the limited access options, both pedestrian and vehicular circulation share the same site circulation, thus techniques of material differences have been employed to emphasize pedestrian circulation and alert vehicle drivers to the presence of pedestrians.

Trash will be collected in the same way it is now, although frequency of collection may increase. The trash truck currently enters the site and traverses to the rear to collect trash, and then backs that distance out to the street.

SITE LIGHTING & UTILITY SERVICES

Site lighting currently is limited to some building mounted lighting. The new building entrance will have soffit mounted recessed lighting, parking lot area lighting, and building mounted pedestrian path lighting, as indicated on the Site Plan. All exterior lighting are LED fixtures that are full cutoff, dark sky compliant, and have been designed to not interfere with neighboring properties. Lighting will be controlled by a 365-day astronomical time clock and integrated high/low motion/ ambient sensors. All fixtures are DLC or energy star rated.

All utilities will be underground from existing municipal services. Existing sewer, water and gas services will be maintained. New 3 phase primary electrical service will be provided via an existing pad mounted transformer to the Northeast to a new pad mount transformer located on the North end of the property, with underground secondary service from there to the building's basement.

CIVIL

The project civil engineer (Civil Engineering Associates) has communicated with DPW to assure that the design meets city requirements, including sufficient water and sewer services, as well as a storm water mitigation design that utilizes underground infiltration structures to mitigate stormwater flow. In light of guidance received from the City Stormwater Section (DPW), we have designed a subsurface stormwater treatment and peak flow mitigation facility which has the volume to fully infiltrate the 2-year design storm and to reduce the 10-year peak flow and volumes amounts to less than existing conditions. The existing building is currently sprinklered, and the design anticipates full sprinklering of both existing and new construction.

BUILDING DESIGN

The Owner's building program requires a mix of unit sizes and types, including small Studio units (5), one BR units (4), and two bedroom units (7). There will be minor changes to the existing building where a wheelchair lift space will be removed and the space utilized for other purposes.

The site is zoned high density residential, and since all units meet inclusionary zoning requirements, certain bonuses are offered, including additional height and lot coverage, and no requirements for parking. The new addition connects to the existing building at its two+story north end.

The massing of the building is broken into several components: the entry with shared space and terrace above; circulation components (stairs, elevator, corridors); and the living units. The entry component is clad in brick, partly in homage to the original building's brick construction, partly for its durability close to the ground; the elevator is clad in metal vertical siding, capped by a sloping roof, relating to towers that abound nearby and in the City; the stairs and corridors are clad in horizontal large format fiber cement panels; and the living units are clad primarily in horizontal fiber cement lap siding, accented by bands of horizontal large format fiber cement panels at both the first floor and fourth floor. The base of the building is clad in thin porcelain tiles, relating back to the stone base of the original building, and laid in somewhat of a random pattern more representative of the random pattern of the stone foundations. We hope to provide roof-mounted solar PV, but won't know if this feasible until well into construction and costs have been finalized.

New roofing will be flat, sloping internally to drain. The elevator "tower" roof slopes to the north so as to drain onto the flat roof and not cause issues at the entrance to the third floor terrace. The overall massing of the building is consistent in scale with nearby buildings, including the Consolidated Communications building to the west, 230 College Street to the north, and the condominium complex to the east side.

Rooftop mounted mechanical equipment is shown on the roof plan, and has been included in the building modeling. As you will see, the equipment is not visible in the perspectives we've provided (except for aerial view).

The new construction is proposed to be "all-electric", although investigating methods for heating of domestic hot water are currently being explored, and thus the selection for that has not been finalized. Making the decision to not use fossil fuels for space heating or cooling requires a major commitment in envelope systems (continuous exterior wall insulation, aggressive air sealing means and methods, R60 roof insulation, etc.). We will be working closely with BED energy services to utilize their expertise and maximize opportunities for incentives to conserve energy.

OTHER

Civil Engineering Associates has calculated existing and proposed vehicle trip ends based upon the ITE Trip Generation Handbook, the results of which show very minor increases in vehicle trip ends when comparing the proposed development to the existing development. Please see the Transportation Demand Management Plan. NPA attendance: This project was presented to the combined Wards 1 & 8 NPA on September 8, 2021 (see attached agenda, or CEDO, youtube, etc. for recorded meeting).

The design will meet applicable state and federal handicapped accessibility requirements for both site and units. All apartments are designed to meet FHA requirements and one will be accessible in accordance with the 2010 ADA, as required by both funding sources and City of Burlington Code of Ordinances.

ZONING NARRATIVE

This application to the Department of Permitting & Inspections of the City of Burlington for 278 Main Street is made on behalf of COTS & Evernorth by Bob Duncan of Duncan Wisniewski Architecture. This project falls into the permit type "COA Level II", due to project cost and major impact. The proposed development consists of very minimal interior renovations to the existing structure and a 16 apartment unit additions. Site improvements include improved pedestrian and vehicular circulation, enclosed trash receptacles and enclosed bike storage, modest open space usage for tables, and additional landscaping featuring native species. The following is the required narrative which explains compliance with the Comprehensive Development Ordinance and an appendix of submitted forms and drawings.

1. Zoning District Requirements:

The attached Zoning Summary summarizes uses, density, height, lot coverage, proposed development, etc. of this parcel.

2. Major Impact (Article 3, Part 5)
The proposal falls under 3.5.2 (b) Major Impact Review as a development in RHD district of 10 or more units. As such, it is required to comply the Major Impact Review Standards of Section 3.5.6(b).

a. Major Impact Review Standards: the drawings, supporting documents, letters from City departments and staff show that the proposal complies with these standards.
   (1) Not result in undue water, air or noise pollution: the proposed project will not increase water, air or noise pollution. Wastewater and stormwater systems have been approved; all heating and cooling is predominantly supplied without fossil fuels; unlike other commercial or industrial uses, the addition of 16 small units will not create undue noise pollution.
   (2) Have sufficient water available for its needs: approved by DPW.
   (3) Not unreasonably burden the city's present or future water supply or distribution system: approved by DPW.
   (4) Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result: stormwater design/retention system has been approved by DPW.
   (5) Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed: no adverse comments received at TRC meeting on 5/13/21, therefore in compliance.
   (6) Not cause an unreasonable burden on the city's ability to provide educational services: no adverse comments received at TRC meeting on 5/13/21, therefore in compliance.
   (7) Not place an unreasonable burden on the city's ability to provide municipal services: no adverse comments received at TRC meeting on 5/13/21, therefore in compliance.
   (8) Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city: not applicable.
   (9) Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities: as an example of infill/smart growth planning, this development will not have an undue adverse impact.
   (10) Be in substantial conformance with the city's municipal development plan and all incorporated plans:
   (11) Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location: clearly a project that is providing all units meeting inclusionary criteria will not have an undue adverse impact.
   (12) Not have an undue adverse impact on the present or projected park and recreation needs of the city:

3. Special Uses and Performance Standards (Article 5): See the attached Zoning Summary for lot coverage, buildable area, setbacks, and building height restrictions.

   a. 5.4.8(b)(9): New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment: The proposed design complies. The new work is differentiated, and scaled appropriately.

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b. 5.4.8(b)(10): New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired: If this addition were ever to be removed, the historic property would be unimpaired.
c. 5.5.2 Outdoor Lighting: Refer to civil site plan.
d. 5.5.3 Stormwater and Erosion Control: Refer to civil site plan.

4. Land Division and Site Development Principles and Design Standards (Article 6) Section 6.2.2 Review Standards:

a. Protection of Important Natural Features: not applicable.
b. Topographical Alterations: not applicable.
c. Protection of Important Public Views: not applicable.
d. Protection of Important Cultural Resources: not applicable.
e. Supporting the Use of Renewable Energy Resources: the new addition allows (structural capacity and conduit connection(s) from roof to electrical room) for rooftop solar PV if financially feasible.
f. Brownfield Sites: not applicable.
g. Provide for nature's events: the existing site does not accommodate stormwater control. The project will incorporate stormwater control features, and has been review with DPW.
h. Building Location and Orientation: new addition has been designed to respect the historic building, and its connection to the historic building occurs and steps back from its existing north wall. While the addition is taller than the existing building, its connection steps back at the third floor to further separate new from old.
i. Vehicular Access: the existing site access will be maintained and used to serve two small parking areas, as well as direct access to trash removal, which will be handled the same as it is currently.
j. Pedestrian Access: pedestrian access to the new addition will share the vehicular access drive. To emphasize the importance of this access, and de-emphasize the vehicular access, a portion of the access drive will be paved with concrete to designate it as a sidewalk; additionally, the space in front of the main entry will also be paved in concrete to create an arrival plaza, a space which also de-emphasizes vehicular use, and with programming and supervision, can also be used for pedestrian activities.
k. Accessibility for the Handicapped: the building will be fully handicapped accessible in accordance with City, State and Federal requirements.
l. Parking and Circulation: The two small parking areas are essentially concealed from streetview, a four space lot near the main entry, and a five space lot at the rear of the parcel. While parking is not required by ordinance, the Owner recognizes that there is some need for staff parking and also for building residents.
m. Landscaping and Fences: refer to Site Plan.
n. Public Plazas and Open Space: not applicable.
o. Outdoor Lighting: refer to site plan. Designed to conform to Section 5.5.2.
p. Integrate infrastructure into the design: resident storage is located in the new basement. Long-term bicycle storage is located in a structure on the northwest corner of the site. Resident mail will be delivered inside. Trash is being collected and stored in a new trash enclosure. Residents and building occupants will bring all internally generated trash to the new trash enclosure.

Section 6.3.2 Review Standards

a. Relate development to its environment:
    1. Massing, Height and Scale: The building's design reflects and relates to the existing building and its context: while the addition is four stories, it connects to the existing building at the third floor where the new terrace matches the height of the new flat roof of the original building's 1991 addition. The fourth floor steps back from there, and the building's massing is not visible from the street. The assembly of materials relates to the existing building's masonry and horizontal lap siding.
    2. Roofs and Rooflines: The flat roofing relates to other nearby buildings to the west and north. The design includes flat roofs both to be consistent with context and because it is easier to control and direct stormwater with flat roofs.
    3. Building Openings: While not located on Main Street, the principal entrance of the addition is located east side, and relates directly to the internal building circulation system. The new entrance, identified by a covered portico finished in masonry to relate to the original building, directly leads to the new elevator that serves both

the new addition and the existing building. The existing building features punched openings, and the new addition also uses the same patterning, albeit with different shapes and systems.

b. Protection of Important Architectural Resources: The addition has been designed to comply with Section 5.4.8.
c. Protection of Important Public Views: not applicable.
d. Provide an active and inviting street edge: The original building occupies the majority of the street edge, and its prominent entrance will remain.
e. Quality of materials: all materials are high quality, including brick veneer, fiber cement lap siding, fiber cement panels and metal siding. All new windows will be fiberglass, storefront entry door system and related glazing will be anodized aluminum.
f. Reduce energy utilization: The addition will be designed to meet or exceed the requirements of the CBES Codes of the state of Vermont, which exceed the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. The new construction will be “all-electric”, which to be successful requires a robust and air-sealed exterior.
g. Make advertising features complementary to the site: not applicable.
h. Integrate infrastructure into the building design: resident storage, including bicycle storage is all located inside. Resident mail will be delivered inside. Trash is being collected and stored at ground level and will be collected 2X/ week from the Haswell Street driveway. Residents and building occupants will bring all internally generated trash to the trash collection room on the ground floor. Rooftop mechanicals will be located to be concealed or otherwise located to minimize any visibility by pedestrians from the street level.
i. Make spaces secure and safe: The building has been designed to comply with all applicable building codes. The building entrances will be adequately lit, and an intercom system for building access will be incorporated for apartment residents and guests.

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ZONING SUMMARY

Existing Uses	Existing shelter for ten homeless families, one room/family, shared bathing, cooking, living rooms. This use has been permitted as a Community House, and thus counts as one unit for density purposes. Total area of existing building: 5,600 SF
Zoning District	Residential High Density (RH); max density is 40 units/acre, maximum lot coverage is 80%. Density increased to 46 units/acre and 92% lot coverage upon compliance with the 15% inclusionary zoning requirement.
Primary Permitted Uses	Appendix A allows, among others, residential (duplex, multi-family, assisted living, boarding house (up to 4), Group Home, etc. See Appendix A, Use Table for full list.
Primary Conditional Uses	With CU approval: Emergency Shelter, boarding house (5 or more). See Appendix A, Use Table for full list.
Lot Size	18,015 SF (.414 acres) as surveyed. Frontage: 90' +/-; Depth: (198' East, 202' West).
Inclusionary Zoning	Applicable when creation of 5 or more units. When applied, IZ increases density in RH to 46 units/acre, and lot coverage to 92%.
Density	Residential density @ 40 units/acre: Lot size 18,015 SF (18,015 SF/ 43,560 SF = .414 X 40 = 16.56 units; 16.56 rounds up to 17 units less one existing = **16** new units. Residential density @ 46 units/acre: Lot size 18,015 SF (18,015 SF/ 43,560 SF = .414 a X 46 = 19.04 units; therefore, total allowable number of units is 19.04 rounded down to 19, less one existing = **18** new units. Proposal is for **16** new units.
Lot Coverage	80% increased to 92% w/IZ.
Setbacks	Front: avg of two adjacent lots on both sides, +/- 5'; side: 10% of width, minimum 5', maximum 20'; rear: 25% of lot depth, minimum 20', maximum 75'. Front setback is existing.
Height	Max 35'; however, the Table in Section 9.1.12 allows for an increase in height of 12' when a minimum increase of 5% of units complying with IZ. This increase is easily exceeded by the program intent of the project, which is that all units will meet IZ requirements.
Proposed use	New multi-family units in an addition to the existing building (Community House) on its north end.
Parking requirements	Section 8.1.6 Affordable Housing and Historic Buildings Exemption: *Regardless of location, the Minimum Off-Street Parking Requirements found under Sec. 8.1.8 below shall not apply to any of the following:* *(a) The creation of permanently affordable inclusionary housing units satisfying the applicable provisions of Article 9 Part 1 - Inclusionary Housing (see Sec. 9.1.10 Income Eligibility and Sec. 9.1.11 Calculating Rents and Selling Prices);*
Conclusions	The existing site can be developed to include as much as **18** new housing units; the lot coverage can be increased to 92%; the allowable building height is increased to **47'** (35' + 12'). There are no minimum parking requirements.

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Burlington Department of Public Works
Stormwater Program
234 Penny Lane (Water Plant)
Burlington, VT 05401
PH: 802-863-4501 Email: stormwater@burlingtontvt.gov

Standard Erosion Prevention & Sediment Control (EPSC) Plan

This questionnaire and associated EPSC plan sheets are required for projects

- on properties other than single family (R1) or duplexes (R2) that require a level II or III Certificate of Appropriateness or Major Impact zoning applications and involve 5000 sq. ft. or more of earth disturbance; or
- any activity where a zoning permit is not required but where the project involves 10,000 sq. ft. or more of earth disturbance; or
- if requested by the Stormwater Program due to project characteristics such as slope, soils or proximity to drainage structures or waterbodies.

Please note that you must submit EPSC plan and detail sheets as outlined in section A below.

All projects involving redevelopment or addition of impervious surface must submit the stormwater management screening project (attached) for evaluation or meet with the Stormwater Program to determine the stormwater management requirements for your project.

1. Project Location 278 Main Street Burlington Vt 05402
2. Zoning Permit Address (if different from above): _____
3. Brief Project Description (i.e. building construction, subdivision, site work)
   This project proposes the construction of a 4 story multi-residential housing unit and improved parking and access.
   Please see attached plan set for additional detail.

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4. Owner Name: Committee on Temporary Shelter
5. Owner Mailing Address: P.O. Box 1616 Burlington, VT 05402
6. Owner Phone: 802-540-3084 x 201 6. Owner email: jonathanf@cotsonline.org
7. Contractor Name: TBD ☐ Contractor not known at this time
8. Contractor Phone: TBD 9. Contractor Email: TBD
10. Estimated Project Start Date March, 2022 Estimated End Date ~~October, 2022~~ APRIL, 2023
11. Area of Land Disturbance +/- 13,250 sq. ft.
12. Total proposed (existing + new) amount of impervious: +/- 13,260 sq. ft.
14. Does your project require a State Construction Stormwater Permit (9020 or INDC) ? ☐Yes ☒ No
    (You will be required to submit proof of your authorization to discharge prior to initiation of earth disturbance).

A. REQUIRED PLAN SHEETS:

15. Plan sheet(s) MUST BE ATTACHED showing the following:
    - ☒ Limits of disturbance
    - ☒ Location of stockpiles (if any)
    - ☒ Location of stabilized construction entrances
    - ☐ Phasing plan (if appropriate)
    - ☒ Direction of stormwater flow on site
    - ☒Location of sediment control BMP's (silt fence etc.)
    - ☒ Stabilization measures

*impervious = any surface off of which water runs off rather than infiltrates, including, but not limited to rooftops and paved/unpaved (gravel/packed dirt) driveways, walkways and patios

16. Detail sheet MUST BE ATTACHED and include details for all EPSC measures listed on the EPSC Plan Sheet. Additionally, notes must be included related to:

- ☒ Daily inspection of roadways and sweeping as necessary
- ☒ Dewatering measures (if applicable)
- ☒ Temporary site stabilization requirements
- ☒ Final site stabilization requirements
- ☐ Winter site stabilization (for disturbance after November 1)
- ☐ Inspection requirements

B. EPSC QUESTIONNAIRE *(See last page for typical solutions to these questions)*

A) Do you anticipate the need for any dewatering of excavations during the construction? ☐Yes ☒ No

- If yes, please indicate which plan sheet has details for how dewatering operations will be managed to prevent the discharge of sediment laden water. Sheet(s): Not applicable

B) Will excavated soil be stockpiled on the site? ☒ Yes ☐ No If yes, show locations and EPSC measures for the stockpile on plan sheet(s)

- If no, where is the ultimate disposal of excess soil? Additional soil maybe trucked off site but its ultimate location is not known at this time.

C) Do you plan to park construction vehicles on or disturb City owned property like the greenbelt area? ☐ Yes ☐ No

- If yes, tell us how you agree to repair all disturbances or damage to City owned property and provide a written approval from the City allowing construction vehicles to park on City owned property.

Not applicable

- If no, then please monitor all construction and visitor vehicles and advise all not to park on City owned property.

D) Will stockpiles or disturbed soils be present and/or exposed after Nov. 1st of any construction year? ☐Yes ☒ No

- If yes, tell us how you plan to stabilize any stockpile and/or disturbed soils.

Not applicable

Do you agree to abide by the following conditions?

☒Y ☐N Applicant will call 863-4501 or email gjohnson@burlingtonvt.gov at least 24 hours prior to initiating earth disturbance and submit the **name and contact (cell phone and email) of the erosion control coordinator for the project**

☒Y ☐N Applicant will post the attached notice in a visible location

☒Y ☐N I acknowledge that it is the responsibility of the owner and his/her representatives to ensure that:

- sediment does not enter surface water bodies (streams, ditches, ponds, lakes, wetlands etc.)
- sediment does not enter City conveyance infrastructure (catch basins, sewers etc.) and
- All sediment must be removed from the city ROW (sidewalks and roadways) by the end of each work day.

☒Y ☐N Sediment control measures will be installed prior to the initiation of earth disturbance.

☒Y ☐N During the non-winter construction season (April 15 – November 1): After an initial **14 day** period of initial disturbance, temporary or permanent stabilization (mulching, erosion control matting or tarps for stockpiles, or other approved method) of exposed areas and stockpiles will occur at the end of each work day unless:

- Earthwork is to continue in the area within the next 24 hours **and** there is NO liquid precipitation forecast for the next 24 hours; or
- If work is occurring in a self contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches.

☒Y ☐N During the winter construction period from November 1 to April 15, any **new disturbance** must be temporarily or permanently stabilized (mulching, erosion control matting or tarps for stockpiles, or other approved method) will occur at the end of each work day unless:

- Earthwork is to continue in the area within the next 24 hours **and** there is NO liquid precipitation forecast for the next 24 hours; or
- If work is occurring in a self-contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches)

☒Y ☐N The perimeter of the site and all BMPs will be inspected at the **end of each workday** to ensure that sediment will not leave the site. If sediment has travelled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the **end of each work day.**

☒Y ☐N The owner and his/her representatives shall abide by the best management practices (BMPs) indicated in this plan and conditions and in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control (2006). Contact 802-863-4501 for a hard copy or go to the web: http://vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf

☒Y ☐N **If soils will be exposed after November 1st and winter construction has not been permitted the project will notify DPW prior to October 15th and ensure that sediment control is installed PRIOR to soil freezing.** If the project is completed during the winter months, an additional inspection will be required to ensure that the site is buttoned up for the winter.

☒Y ☐N Within 48 hours of reaching final grading, the exposed soil will be seeded and mulched or covered with erosion control matting (for slopes steeper than 3:1 or high wind prone areas). Erosion control matting is preferred.

☒Y ☐N The owner will contact DPW to schedule a stabilization inspection when site work is finished and stabilization measures (seeding and mulching or matting) have been installed.

AGREEMENT

By filling out and signing this plan, I agree to abide by the terms and conditions outlined above. Failure to follow this plan can result in a stop work order by the City of Burlington, fines, or both.

By: ☒ Owner ☐ Contractor

Jonathan Farrell		10-15-21
Name	Signature	Date

Additional Conditions of Approval:

AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN

FOR THE PROJECT AT:

278 Main Street

HAS BEEN FILED WITH THE CITY OF BURLINGTON STORMWATER MANAGEMENT PROGRAM IN ACCORDANCE WITH CHAPTER 26 OF THE BURLINGTON CODE OF ORDINANCES

THIS REQUIRES THAT MEASURES BE INSTALLED OR TAKEN TO PREVENT SEDIMENT FROM LEAVING THE SITE AND ENTERING WATERWAYS AND IMPACTING CITY INFRASTRUCTURE (RIGHT OF WAY AND STORMDRAINS)

FOR QUESTIONS OR TO REPORT SEDIMENT LEAVING THE SITE CALL 802-863-4501

This notice to be posted in full view at all times during earth disturbance. Additional conditions on attached.

Plan Approved by: _____ Date:_____

Burlington Stormwater Program

TYPICAL SOLUTIONS TO PREVENT OR CONTROL SEDIMENT AND EROSION

STOCKPILES

- Cover small stockpiles with a tarp when not being used.
- Install silt fencing or other appropriate devices around the stockpiles to filter sediment.
- Cover stockpiles with straw or other approved mulching material.
- Plan to remove any unusable material as soon as possible from the site to an approved location.
- Plant grass and mulch stockpiles that will be on site for more than 14 days.
- Cover, vegetate or install erosion matting on stockpiles that will remain disturbed over the winter.

DISTURBED AREAS

- Maintain vegetated buffers around disturbed areas.
- Install silt fencing or other appropriate device to filter sediment washing off from disturbed areas. Remember that the bottom of the silt fence must be "keyed in" (dug into ground) to work correctly.
- To prevent sediment from running off your site via your driveway (or other paved areas where you can't install silt fence) use a row of hay bales or tube sand.
- Cover disturbed areas as soon as possible with straw or other approved mulching material. Use erosion control matting in high wind, traffic or slopes steeper than 3:1 (horizontal to vertical), and follow the manufacturer's guidelines staple the matting down.
- Plant grass and mulch or use erosion control matting all disturbed areas that will remained exposed for more than 14 days.
- Cover, vegetate or install erosion matting on areas that will remain disturbed over the winter.
- Protect ditches, catch basins or water bodies off-site by using silt fencing, gravel check dams or other approved sediment control methods.

CONSTRUCTION VEHICLES

- Do not park construction vehicles on City owned green space. Vehicles disturb vegetation and compact the soil, thereby reducing its ability to infiltrate stormwater. Any green belt disturbance will need to be permanently stabilized with grass seed and erosion control matting.
- Prevent sediment from leaving the project by cleaning the tires of vehicles, or use clean gravel at project access points to clean tires.
- Sweep city streets, sidewalks and bikepaths daily or as needed to remove sediment transported from the project.

RESOURCES

The Vermont Handbook for Erosion Prevention and Sediment Control at:
http://vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf

The City of Burlington Stormwater Program Page at
http://www.burlingtonvt.gov/DPW/Stormwater-Management

Stormwater Management Plan
Pre-Screening

Please provide the following information to the Stormwater Program (stormwater@burlingtonvt.gov, ph: 863-4501) in order to determine what the requirements will be for your project.

- General Information
  - Project Address: 278 Main Street
  - Owner: Committee on Temporary Shelter
  - Engineer: Civil Egineering Associates, Inc.
  - Brief project description:

    This project proposes the construction of a 4 story multi-residential housing unit and improved parking and access.

- Stormwater Management Plan
  - Impervious[1] change summary

Condition	Type	Total Impervious (s.f.)
Existing Conditions	Existing Impervious	9,730
Proposed	Total Proposed (1+2+3)	13,260
	1) New[2]	4,000
	2) Existing to Remain	3,365
	3) Redeveloped	5,895
Net New	Total Proposed – Existing	3,530

If available at this time:

- Existing conditions: *description of existing conditions, description of existing stormwater system, existing drainage issues, current connectivity to City system*

  The existing stormwater runoff is primarily handled via sheet flow from the site. The low point of the property is located at the northwest corner of the property. Overland flow from that location proceeds northwesterly to the parking lot of Consolidated Communications where a catch basin collects and transports the flows to the city Stormwater conveyance system.

- Proposed Conditions: *description of proposed conditions, brief description of proposed stormwater system, proposed method of discharge to receiving water or City system (overland flow, direct connection via pipe, existing or new manhole or CB)*

  The new impervious surface is proposed to be mitigated through the use of a subsurface stormwater chamber system. This system will provide both initial runoff reduction through its storage of intercepted flow but will also provide infiltration capacity beyond the initial storm duration that is not offered under the existing conditions. The carrying capcity of the system compoents is 2" of direct runoff from all of the impervious surfaces on the property. It should be noted that the south 1/4 of the site drains to Main Street (and not into the chambers) and this will not change under the proposed conditions. When the system becomes inundated, runoff will overflow to the northwest corner of the site just as it does under existing conditions.

[1] Impervious = any surface off of which water runs off rather than infiltrates, including, but not limited to rooftops and paved/unpaved (gravel/packed dirt) driveways, walkways and patios

[2] Impervious where there is not currently impervious

Duncan Wisniewski ARCHITECTURE

COTS 278 Main Street
Transportation Demand Management Plan

There are no parking requirements for this project, as per Section 8.1.6 Affordable Housing and Historic Buildings Exemption, which states: *Regardless of location, the Minimum Off-Street Parking Requirements found under Sec. 8.1.8 below shall not apply to any of the following:*

(a) The creation of permanently affordable inclusionary housing units satisfying the applicable provisions of Article 9 Part 1 - Inclusionary Housing (see Sec. 9.1.10 Income Eligibility and Sec. 9.1.11 Calculating Rents and Selling Prices);

Absent of any zoning requirements for parking, COTS recognizes the necessity of cars and is providing 9 parking spaces to serve the existing building and the new addition. In our analysis of parking needs, COTS has researched the parking demands experienced at the 90 units of permanent affordable housing that it owns and operates, a high percentage of which is dedicated to households who have experienced homelessness. One property with 14 units has 2 tenants (14%) who own cars; in another property with 29 units, 6 tenants (20%) own cars. We expect to see similar car ownership numbers at this location, and have used 20% as a planning tool.

Existing Conditions

The existing building is zoned as a Community House and is occupied as a shelter for families and is staffed. There are 10 bedrooms in the existing facility. Many of the families served by COTS do not have cars, and rely on the site's proximity to bus routes, as well as the many services such as schools, library, the YMCA, and food stores that are all within a few blocks.

Proposed Conditions

The proposed addition will create 16 units in addition to the 10 bedrooms in the existing facility. We expect to see similar car ownership numbers at this location as at other COTS facilities. If one were to count the existing bedrooms as units for traffic computation purposes, then a 20% vehicle parking demand would require approximately 5 parking spaces. Based upon this projected demand, the nine proposed spaces will allow extra spaces for staff and visitors, as well as some flexibility in actual demand.

The ITE Trip Generation manual was used to estimate project generated vehicle trips. Land Use Code 221 – Multifamily Housing (Mid-Rise 3 stories or more) was used to develop the estimated additional trip generation associated with this proposed building addition. The unadjusted values indicate that the proposed addition will create 6 AM Peak Hour vehicle trip ends and 7 PM Peak Hour trip ends.

Transportation demand management for this facility is heavily oriented toward location and supportive transportation infrastructure. The site location is well suited for non-automobile trips as the site is positioned close to the bus route, schools, library, YMCA and grocery stores. Furthermore, street parking and public lots are available nearby, and the City opens its garages during snow removal periods for residents of the city who do not have dedicated parking.

As outlined above, only 20% of the typical occupants of these units own a vehicle. When taking into account the staffing requirements for the facility, a conservative estimate of the traffic would be 40% of that which would be traditionally experienced at a Multifamily mid-rise apartment building.

Utilizing the upper 40% values the adjusted trip generation analysis values indicate that the proposed addition will create 3 AM Peak Hour vehicle trip ends and 3 PM Peak Hour trip ends. These are de minimis values in relation to the approximate 1400 AM and 1800 PM Peak hour trip end volumes on Main Street.

255 South Champlain Street
Burlington, VT 05401
802.864.6693

Wards 1 & 8 Neighborhood Planning Assembly (NPA)
September 8, 2021 7:00-9:00PM
Hybrid Meeting
Zoom – please click the link below to join the webinar
https://us02web.zoom.us/j/84036123619
Telephone:
US: +1 929 205 6099
Webinar ID: 840 3612 3619
International numbers available: https://us02web.zoom.us/u/kcyOP2ULai
You Tube:
YouTube Live Stream: NPA Wards 1&8
Click on upcoming/next meeting
YouTube Livestream: NPA Wards 1&8 Playlist, click on upcoming/next meeting: https://youtube.com/playlist?list=PLljLFn4BZd2Pa3H8l30gy_gZ3NL6orXcN
***Note**: This is for live streaming purposes only. Ward residents should participate via Zoom or in person if they wish to vote or speak*

In Person – Sharon Bushor Room, Burlington City Hall

We will determine who from our Wards will serve on the Ad Hoc Committee on Redistricting at this meeting. Please note the rearrangement of our traditional agenda to get this important work done.

7:00PM Announcements, Introductions

7:05PM Speakout

7:15PM Appointment of Ward representatives to Ad Hoc Committee on Redistricting
- Overview and Expectations – Tom Derenthal
- 'Self-nominations' and nominations
- Nominee introductions and statements with NPA Q&A
- Election

7:45PM Burlington's Capital Plan, November Ballot Items – Martha Keenan, Capital & Special Projects Director, Clerk & Treasurer's Office

8:10PM Addition, COTS Family Shelter at 278 Main Street – Bob Duncan, Duncan Wisniewski Architecture

8:25PM City Council Reports

8:50PM School Commissioner Reports

9:00PM Adjourn

City of Burlington
Department of Public Works
Water Resources Division
234 Penny Lane
Burlington, VT 05401
802.863.4501 P
www.burlingtonvt.gov/DPW

Chapin Spencer
PUBLIC WORKS DEPARTMENT DIRECTOR

Megan Moir
WATER RESOURCES DIVISION DIRECTOR

September 8, 2021

Bob Duncan
Duncan-Wisniewski Architecture
255 South Champlain Street
Burlington, VT 05401

Re: Water and Sewer Capacity for a 16 unit Addition at 278 Main Street

Dear Bob,

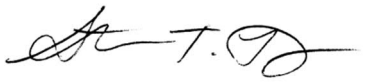
This letter is to inform you, Burlington Planning & Zoning, the State of Vermont Environmental District and other interested parties that the City of Burlington's water and wastewater facilities have sufficient capacity to handle flows associated a 16 unit addition at above address. Using Table 8-1 from the State of Vermont's latest (2019) Environmental Protection Rules we have calculated the additional flows to be 5,760 gpd (gals/day) for water and 4,112 gpd for sewer.

Flow from this area is treated at our Main Wastewater Plant located on Lavalley Lane. It is important to note that this letter only addresses treatment plant and not distribution or collection system capacities. *Our collection system serving this area is a combined sewer system (CSS) so our efforts over many years has been to remove stormwater input to the CSS to reduce the frequency and/or duration of combined sewer overflows (CSOs) . We have a draft final combined sewer offset policy that in summary requires customers contributing more than 1,000 gpd new flow to our CSS to either 1) remove stormwater input from their site to offset increased wastewater baseflow or if not feasible, then 2) pay a fee to Water Resources so we can construct a stormwater project within the same sewershed to mitigate your increased input to our system.* We will be happy to provide you or your client more direction regarding our offset policy.

This letter is good for a period of three (3) years. Any changes in flow estimates or property usage requires reapplication. Please feel free to call me at 343-0125 if you have any questions.

main278_cap

Sincerely,



Steve Roy, P.E.
Senior Water Resources Engineer
Burlington Public Works